116.0	0001	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	675,800 /	675,800
					USE VALUE:	675,800 /	675,800
					ASSESSED:	675,800 /	675,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
238		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YEE HARVEY G & LINDA L	
Owner 2:		
Owner 3:		
Street 1:	238 FOREST ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,978 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1931, having primarily Vinyl Exterior and 1596 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6978.000	235,300		440,500	675,800
Total Card	0.160	235,300		440,500	675,800
Total Parcel	0.160	235,300		440,500	675,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.43 | /Parcel: 423.4

Legal Description

User Acct 74298

GIS Ref

GIS Ref

Insp Date 09/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 116.0-0001-0016.0

!8989!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,400	0	6,978.	440,500	675,900	675,900	Year End Roll	12/18/2019
2019	101	FV	194,200	0	6,978.	446,800	641,000	641,000	Year End Roll	1/3/2019
2018	101	FV	194,200	0	6,978.	333,600	527,800	527,800	Year End Roll	12/20/2017
2017	101	FV	194,200	0	6,978.	302,100	496,300	496,300	Year End Roll	1/3/2017
2016	101	FV	194,200	0	6,978.	289,500	483,700	483,700	Year End	1/4/2016
2015	101	FV	182,300	0	6,978.	245,400	427,700	427,700	Year End Roll	12/11/2014
2014	101	FV	182,300	0	6,978.	232,900	415,200	415,200	Year End Roll	12/16/2013
2013	101	FV	182,300	0	6,978.	221,500	403,800	403,800		12/13/2012

PRINT

Date	Time
12/10/20	23:30:55

LAST REV

Date	Time
09/27/18	16:17:02

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8989

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1018-49		8/1/1986		158,500	No	No		Y

USER DEFINED

Prior Id # 1:	74298
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Measured	372	PATRIOT
11/1/2000	Inspected	264	PATRIOT
2/11/2000	Measured	263	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6978		Sq. Ft.	Site		0	70.	0.90	5									440,537						440,500	

Total AC/HA: 0.16019 | Total SF/SM: 6978 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 440,537 | Spl Credit | Total: 440,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30789471
Const Adj.:	0.98000199
Adj $ / SQ:	134.583
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341076
Depreciation:	105734
Depreciated Total:	235342

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

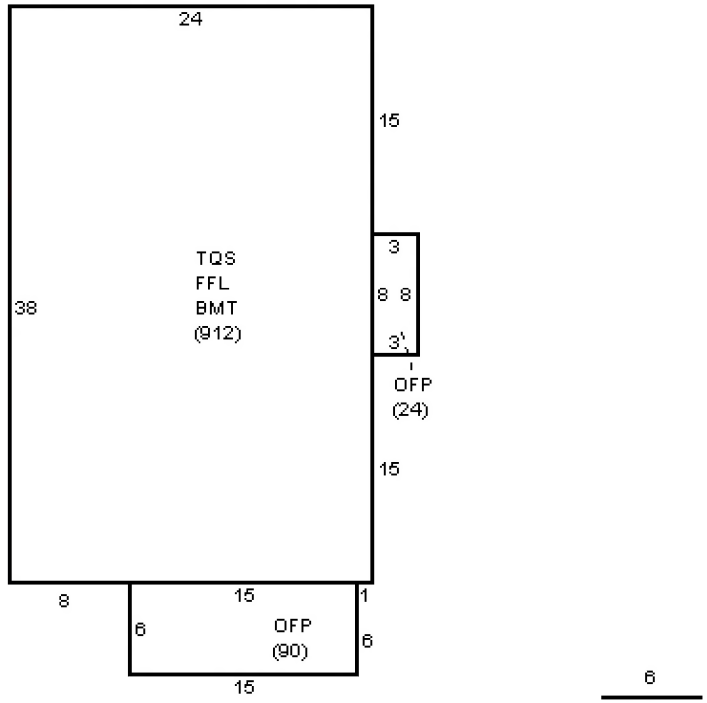
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.58
Special Features:	0	Val/Su Net:	89.74
Final Total:	235300	Val/Su SzAd	147.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	40.370	36,822
FFL	First Floor	912	134.580	122,739
TQS	3/4 Story	684	134.580	92,055
OFP	Open Porch	114	30.350	3,460

Net Sketched Area:	2,622			Total:	255,076
Size Ad	1596	Gross Are	2850	FinArea	1596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	